LOT 49
IN OR 2082/1405
OAKS AT BRISTOL PB 8/4

WANG SHU ZHONG
2966 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

43-3N-28-1510-0049-0000

BUILDING CHARACTERISTICS

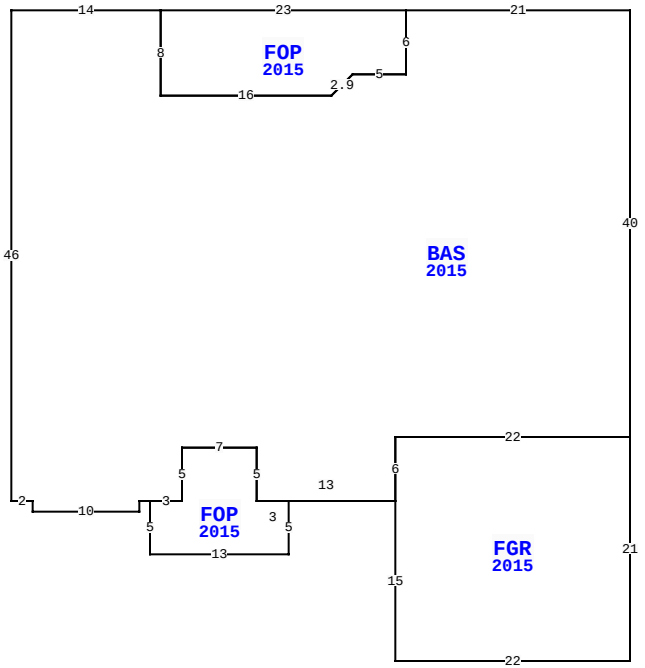
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,339	100	2015	2,339	278,333
FGR	462	55	2015	254	30,225
FOP	100	30	2015	30	3,570
FOP	172	30	2015	52	6,188
TOTALS	3,073			2,675	318,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,675	96.6720	127.61	341,357	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 0% - 0 Heated Area: 2339 HX Base Yr



88397 MAYBOURNE RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,315
TOTAL MARKET OB/XF VALUE	4,163
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	447,478
SOH/AGL Deduction	85,040
ASSESSED VALUE	362,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,438
TOTAL JUST VALUE	447,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530589	CO ISSUED	0	10/16/2015
B1530589	NEW CONSTR	289,037	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/1405	11/04/2016	SW	Q	I	01	235,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WANG SHU ZHONG						
1978/0287	4/30/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W23 S8 E16 U2 R2 E5 N6$ S6 W5 D2 L2 W16 N8 W14 S46 E2 S1 E10 N1 E1 FOP=[YR=2015] S5 E13 N5 W3 N5 W7 S5 W3$ E3 N5 E7 S5 E13 FGR=[YR=2015] S15 E22 N21 W22 S6$ N6 E22 N40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	719.00	SF	5.20	5.20	100	2015	2015	3	95	3,552	
2	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	

LAND DESCRIPTION

TOTAL OB/XF 4,163

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS